



11

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: NATHAN WILLIAMS, AICP, SENIOR PLANNER *NW*
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: DECEMBER 4, 2019

SUBJECT: DR19-115, PERFECTION GRANITE

STRATEGIC INITIATIVE: Prosperous Community

Attract, retain and grow businesses that helps to increase Gilbert's sales tax revenue and employment base.

RECOMMENDED MOTION

Approved the Findings of Fact and approve DR19-115, Perfection Granite: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 0.98 acres, generally located within the Fuller Commercial Center at the southeast corner of Melba Ct. and Merrill Ave., and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

Company: FINN Architects, LLC
Name: Steven Nevala
Address: 1810 W. Loemann Dr.
Queen Creek, AZ 85142
Phone: 480-206-8229
Email: steven@finnarchitects.com

Company: Perfection Granite LLC
Name: Blake Jensen
Address: 2913 E. Portola Valley Dr.
Gilbert, AZ 85297
Phone: 480-233-2754
Email: perfectiongraniteco@yahoo.com

BACKGROUND/ DISCUSSION

History

Date	Description
<i>July 8, 2003</i>	Town Council approved Z03-7, rezoning 9.73 acres from (AG) Agricultural to (C-2) General Commercial and 38.41 acres from (AG) Agricultural to (I-1) Garden Industrial for property located west of Cooper Road and south of Baseline Road.
<i>September 7, 2004</i>	Town Council approved Z04-20 (Ordinance No. 1593) to rezone approximately 37.32 acres from (I-1) Garden Industrial to (I-1) Garden Industrial with a Planned Area Development (PAD) overlay for property located approximately 700 feet west of the Cooper Road and Merrill Avenue intersection.
<i>October 11, 2005</i>	The approved Final Plat for the Fuller Commercial Center was recorded with the Maricopa County Recorder's Office.

Overview

The proposed Perfection Granite facility consists of a one (1) building, 8,660 sq. ft *Manufacturing and Assembly, Light* facility and associated site improvements on the 0.98-acre site. The proposed site owner/user will manufacture and sell wholesale, granite countertops for commercial and residential construction projects. The site is zoned Light Industrial (LI) with a PAD overlay.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Light Industrial	Light Industrial (LI)	Merrill Ave. and undeveloped
South	Light Industrial	Light Industrial (LI)	Existing light industrial building
East	Light Industrial	Light Industrial (LI)	Undeveloped
West	Light Industrial	Light Industrial (LI)	Melba Ct. and undeveloped
Site	Light Industrial	Light Industrial (LI)	Undeveloped

Project Data Table

Site Development Regulations	Required per LDC – General Commercial (GC) PAD	Proposed
Minimum Lot Area	No minimum	0.98 acres (gross) 0.64 acres (net)
Maximum Height (ft.)/Stories	55' / 3-stories	31'-4" / 1-story
Min. Setback (Bldg./ Landscape) (ft.)		
Front (west) Street Side (north) Side (south)	25' / 20' 20' / 20' 0' / 5'	25' / 25' 20' / 20' 52' / 5'

Rear (east)	0' / 5'	43' / 5'
Separation Between Buildings	15' (1-story)	N/A
Landscaping (% of net lot area)	15%	28.9%
Off-Street Parking and Loading	<i>Manufacturing and Assembly, Light:</i> 1 space per 500 sq. ft.	8,660 sq. ft./ 500 = <u>18 spaces (required)</u> 19 total spaces (provided)
Bicycle Parking	1 space per 10 vehicle spaces (18 parking spaces required)	2 parking spaces required/ provided

DISCUSSION

Site Plan

The proposed Perfection Granite project consists of an 8,660 sq. ft., 1-story building (31'-4") and associated site improvements on the 0.98-acre site. The overall site design has the single-story building placed at the very northwest corner of the site. The building location provides a street presence at the corner of Melba Ct. and Merrill Ave., makes the most efficient use of the site, and allows for two-points of ingress/egress. The proposed design utilizes the southeastern portion of the site for an outdoor secured area, loading drop-off of deliveries and materials, employee parking, refuse and similar uses in compliance with the LDC. All of the secured and enclosed areas will utilize new site screen walls in compliance with the LDC requirements for fencing.

Primary access to the site is shown via Melba Ct. Secondary egress and emergency/fire access will be provided via a secured gate at the northeastern portion of the subject site to Merrill Ave. The Traffic Engineering Division has required that this gate to Merrill Ave. be designated by signage as "Do not enter/Exit only" by the property owner/site user, to ensure there are no stacking conflicts on Merrill Ave., as well as future traffic conflicts with undeveloped parcels to the north and east of the subject site.

The proposed site design demonstrates compliance with Town of Gilbert requirements for all development standards, access, screening and infrastructure.

Elevations

The proposed building elevations utilize a clean, industrial look with parapet rooflines and various accent columns and shade canopies, with a number of architectural design characteristics, movement and articulation through use of various massing elements and a well-designed use of colors and materials.

The building colors and materials utilized will include – smooth face CMU (colored "Platinum"), split face CMU (colored "Storm Cloud") and single score CMU (colored "Red Clay"), pre-finished metal wall panels (colored "Snowdrift White") and metal shade canopies (colored "Beautiful Blue"). Staff believes that the building provides suitable articulation and design elements that will be compatible with other approved light industrial buildings within the Fuller Commercial Center, light industrial park.

Landscape

The total on-site landscape area (28.9%) is in excess of the minimum amount (15%) required. The overall landscape design places the majority of landscape materials along the street frontage of Merrill Ave. and Melba Ct., as well as on-site parking areas accessible to the public and foundation landscaping visible from public view. On-site landscaping materials include Chines Elm, Live Oak and Texas Mountain Laurel as well as a combination of shrubs and groundcovers. Site landscaping that has been designed to complement the overall Fuller Commercial Center development.

Grading and Drainage

On-site retention is provided through a combination of surface and underground storage on the subject site. The proposed grading and drainage plan demonstrates that it will meet the requirements of the Town of Gilbert's Engineering Division.

Lighting

The photometric plans proposed complies with the LDC requirements of a maximum of 0.3 foot-candles at the property line. The proposed lighting for the subject site will utilize only wall lighting at 14' maximum height. All site lighting will be required to comply with Town codes.

Signage

Signage is not included in this approval. Future wall or monument signage will be required to receive Planning Division approval, prior to permitting.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public related to the subject request, at the time this report was written.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-115, Perfection Granite: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 0.98 acres, generally located within the Fuller Commercial Center at the southeast corner of Melba Ct. and Merrill Ave., and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay, subject to the following conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the December 4, 2019 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. If needed, amendments to the previously approved Comprehensive Sign Plan will require Administrative Design Review approval prior to

submitting for sign permits. Building score lines are not considered architectural elements and will allow for placement of future wall signage.

4. All building drainage shall be internalized; all roof-mounted mechanical equipment shall be fully screened and there shall be no exposed roof ladders on any exterior building elevations.
5. The secondary egress from the subject site to Merrill Avenue shall be designated via signage to be "Do not enter/Exit Only".

Respectfully submitted,

/S/

Nathan Williams, AICP

Senior Planner

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing Map
- 3) Site Plan and Details (3 pages)
- 4) Landscape
- 5) Building Elevations
- 6) Color Building Renderings (3 pages)
- 7) Floor Plans
- 8) Colors/ Materials Board and Details
- 9) Lighting Plan and Details (3 pages)
- 10) Grading and Drainage and Utility Plan

FINDINGS OF FACT
DR19-115, Perfection Granite – Fuller Commercial Center

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

Notice of Public Hearing

DR19-115 Perfection Granite
Attachment 2: Notice of Public Hearing Map
December 4, 2019

PLANNING COMMISSION DATE:

Wednesday, December 4, 2019* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

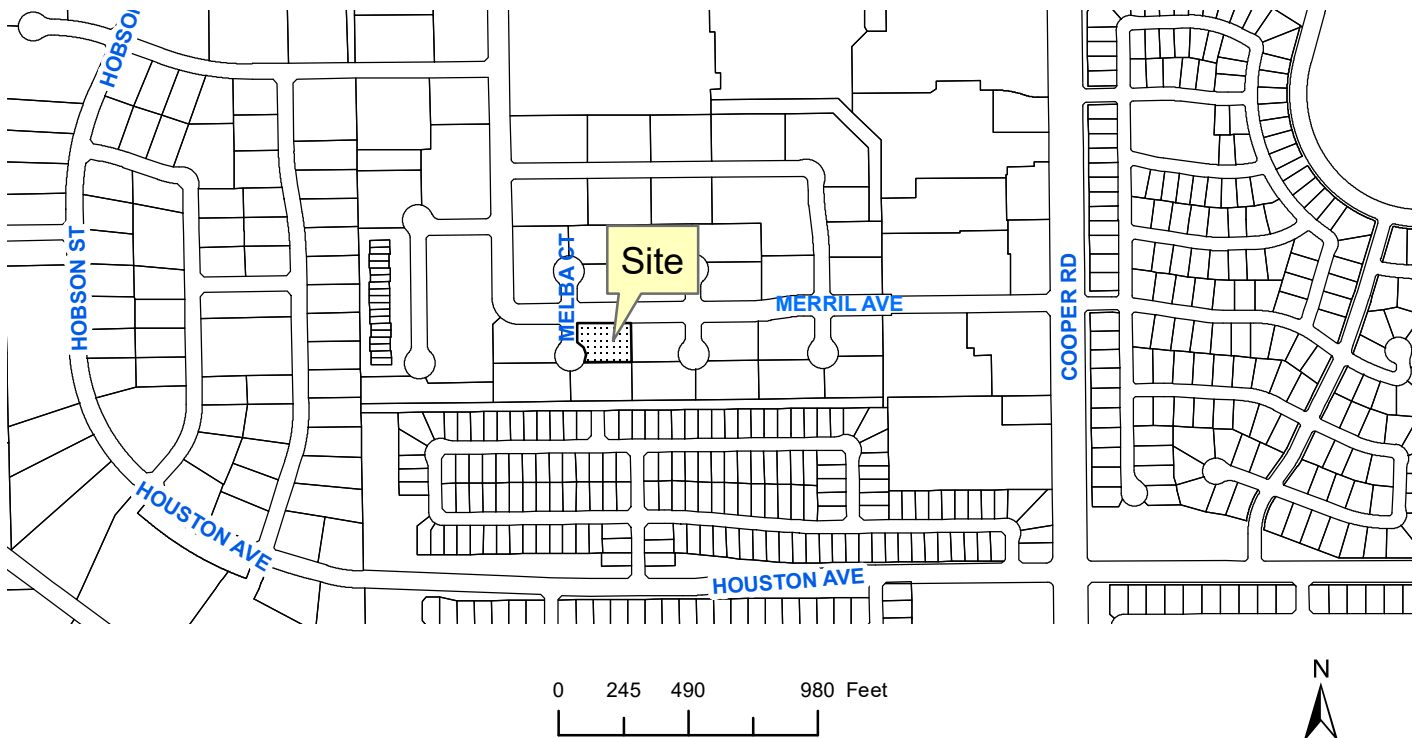
***Call Planning Division to verify date and time: (480) 503-6805**

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

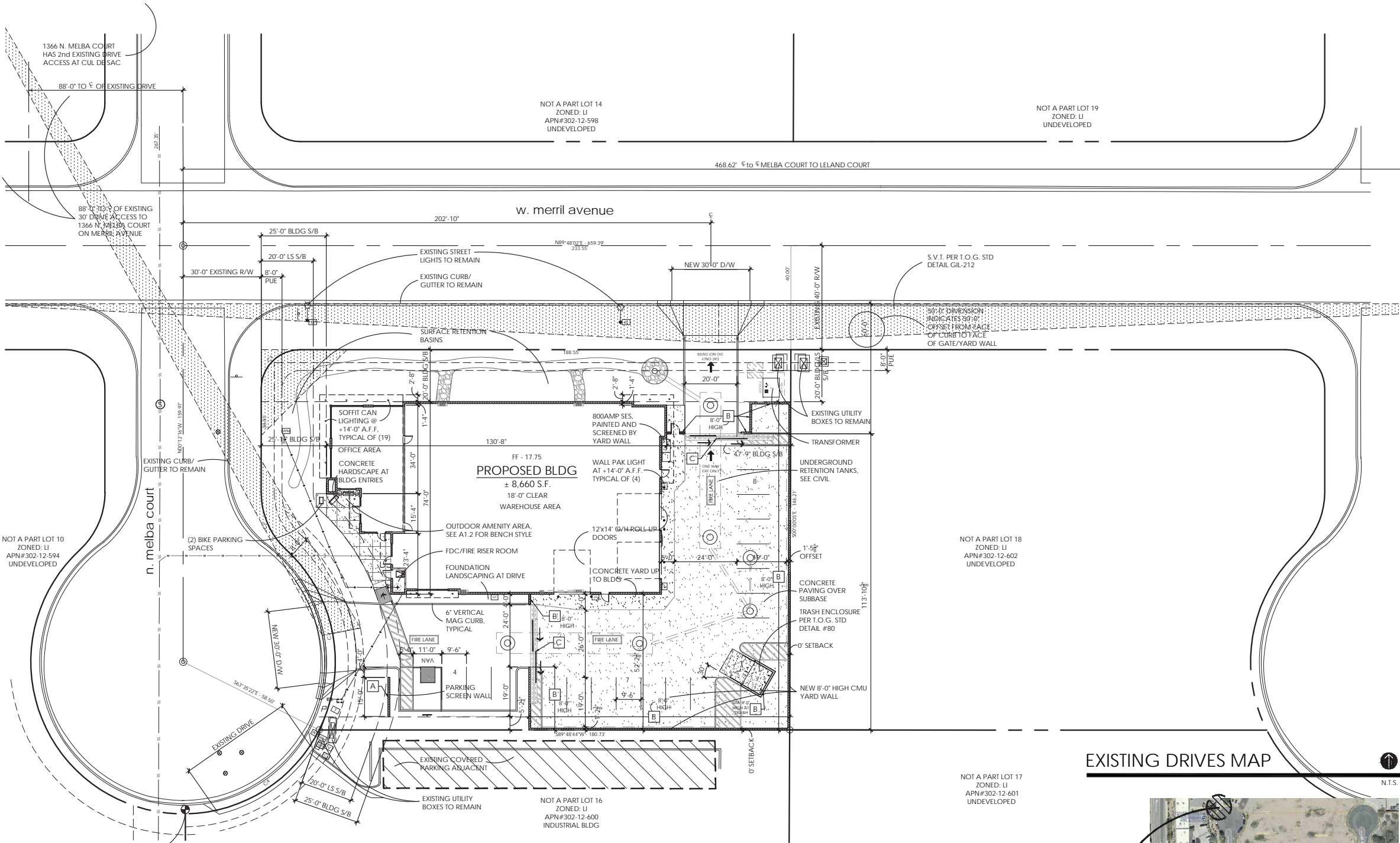
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SITE LOCATION:



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CONTACT: Steven Nevala
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**TELEPHONE: (480) 206-8229
E-MAIL: steven@finnarchitects.com**



LEGEND

CENTERLINE

PROPERTY LINE

SETBACK LINE

EASEMENT LINE

CURB

EXISTING CURB

PAINT STRIPING

CONCRETE SIDEWALK

ACCESSIBLE ROUTE

RAMP, VARIES SEE PLAN

SITE WALL

EXISTING SITE WALL

SITE FENCING

EXISTING SITE FENCING

RIP RAP, VARIES SEE PLANS

10'x20' VISIBILITY TRIANGLE

UTILITY TRANSFORMER

BIKE RACK

FIRE HYDRANT

EXISTING FIRE HYDRANT

FDC

FIRE RISER

LIGHT POLE

EXISTING LIGHT POLE

WALL PAK / SOFFIT CAN LIGHTING

SCREEN WALLS - SEE A1.2

ROLLING GATES - SEE A1.2

FIRE LANE PER 2012 IFC AND FIRE REGULATION 12-D103.6R

the architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build agreement for the exclusive use of FINN architects, llc. any other use or release of these drawings may result in civil damages.

this plan/site plan has been prepared without the benefit of a survey. depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. all design shown here is strictly conceptual.

april 01, 2019
schematic design

april 11, 2019
pre-application

june 06 | 18 | 24, 2019
schematic design

july 30, 2109
drb submittal

october 21, 2019
drb resubmittal

PERFECTION GRANITE

GRANITE • MARBLE • QUARTZ

PROJECT DATA

SCOPE:

NEW BUILDING AND SITE FOR PERFECTION GRANITE

ADDRESS:

1333 N. MELBA CT, GILBERT, AZ

APN:

302-12-599

SITE AREA:

+/-27,935 S.F. (+/-0.6413 AC.) NET
+/-42,760 S.F. (+/-0.9816 AC.) GROSS

ZONING:

L1

LANDSCAPE COVERAGE:

28% (+/-8,090 S.F.)

LOT COVERAGE:

31%

BUILDING AREA:

+/- 8,660 S.F.

STORIES:

(1) STORY

CONSTRUCTION TYPE:

V-B w/ AFES

OCCUPANCY:

B/F/S (EMPLOYMENT)

ALLOWABLE AREA:

UNLIMITED, 60' YARDS

CLEAR HEIGHT:

TBD

BUILDING HEIGHT:

TBD

PARAPET SCREENING:

50' PARAPET SCREENING

BUILDING AREA

AREA	GROUND FLOOR	2nd FLOOR
BLDG	8,660 S.F.	N/A
TOTAL	8,660 S.F.	N/A

PARKING DATA

USE	S.F.	RATIO	REQUIRED
BLDG MATERIAL - WHOLESALE	8,660 S.F.	1/500	18
TOTAL REQUIRED:	18		
TOTAL PROVIDED:	19		(1 ACCESSIBLE/18 STANDARD) (2 BIKE SPACES PROVIDED)

EXISTING DRIVES MAP



AERIAL KEY PLAN

THIS PROJECT LOT '15'

VICINITY MAP

U.S. 60

W. BASELINE RD

GARY AVE

HORNE STREET

MELBA CT

LELAND CT

AVE

MARVIN CT

N. COOPER RD

THIS PROJECT LOT '15'

TOWN OF GILBERT

STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES

1. ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.

2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.

3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.

4. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.

6. ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS. OR
7. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
8. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR SURROUNDING COMMERCIAL USES BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.

9. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
A. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR
B. ROUTED UNDERGROUND.

10. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.

11. ALL FREESTANDING LIGHT POLES SHALL:
A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
C. BE LOCATED TO AVOID CONFLICT WITH TREES.
12. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.

13. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.

14. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.

15. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
16. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.

17. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.

18. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

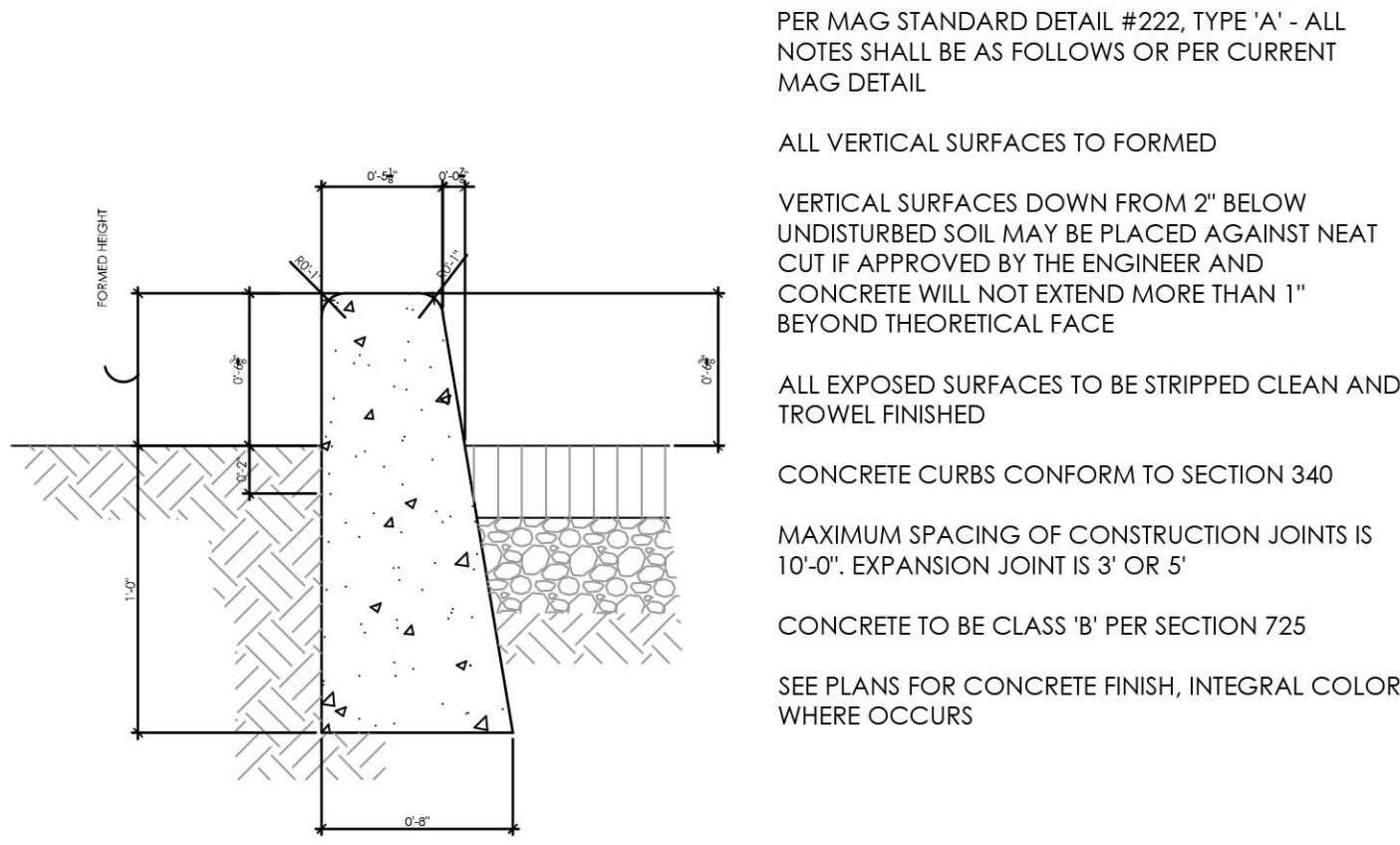
site plan
scale: 1"=20'-0"

perfection granite
1333 w. melba court,
gilbert, arizona

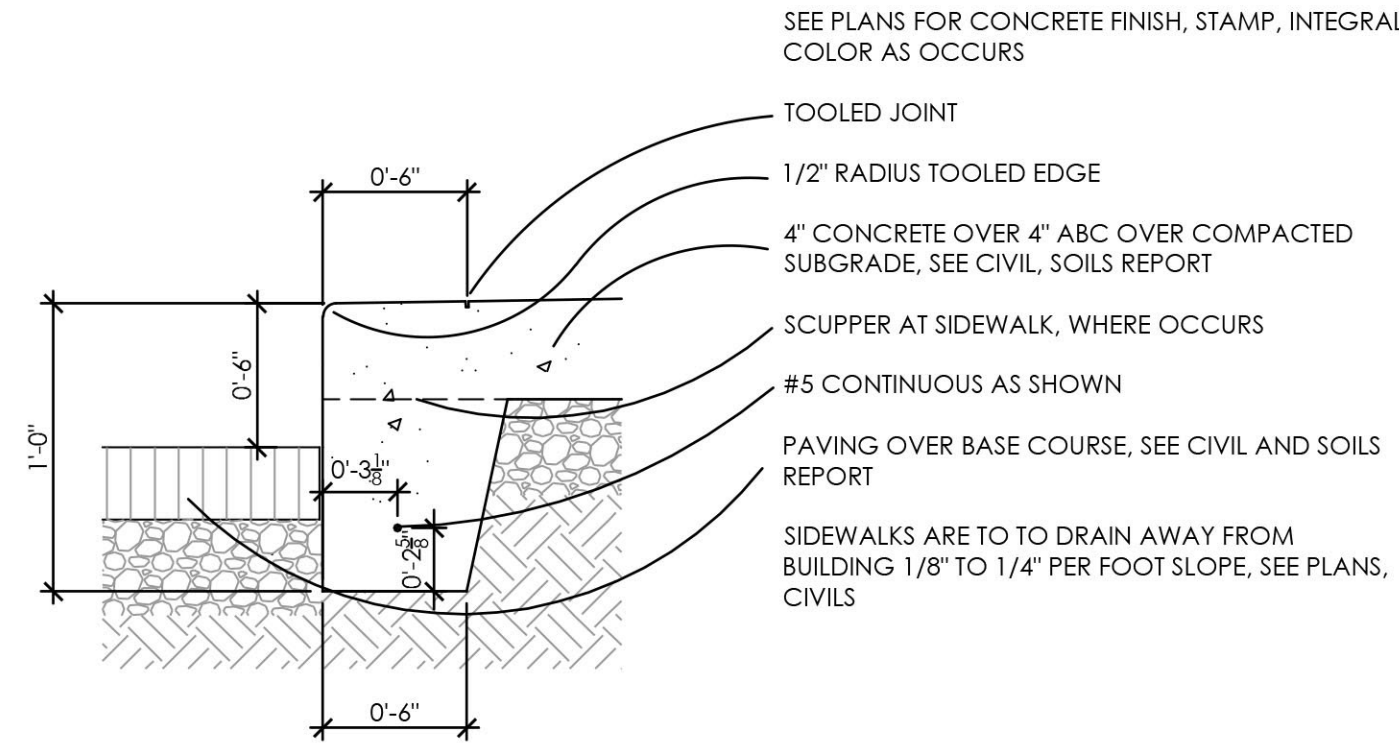


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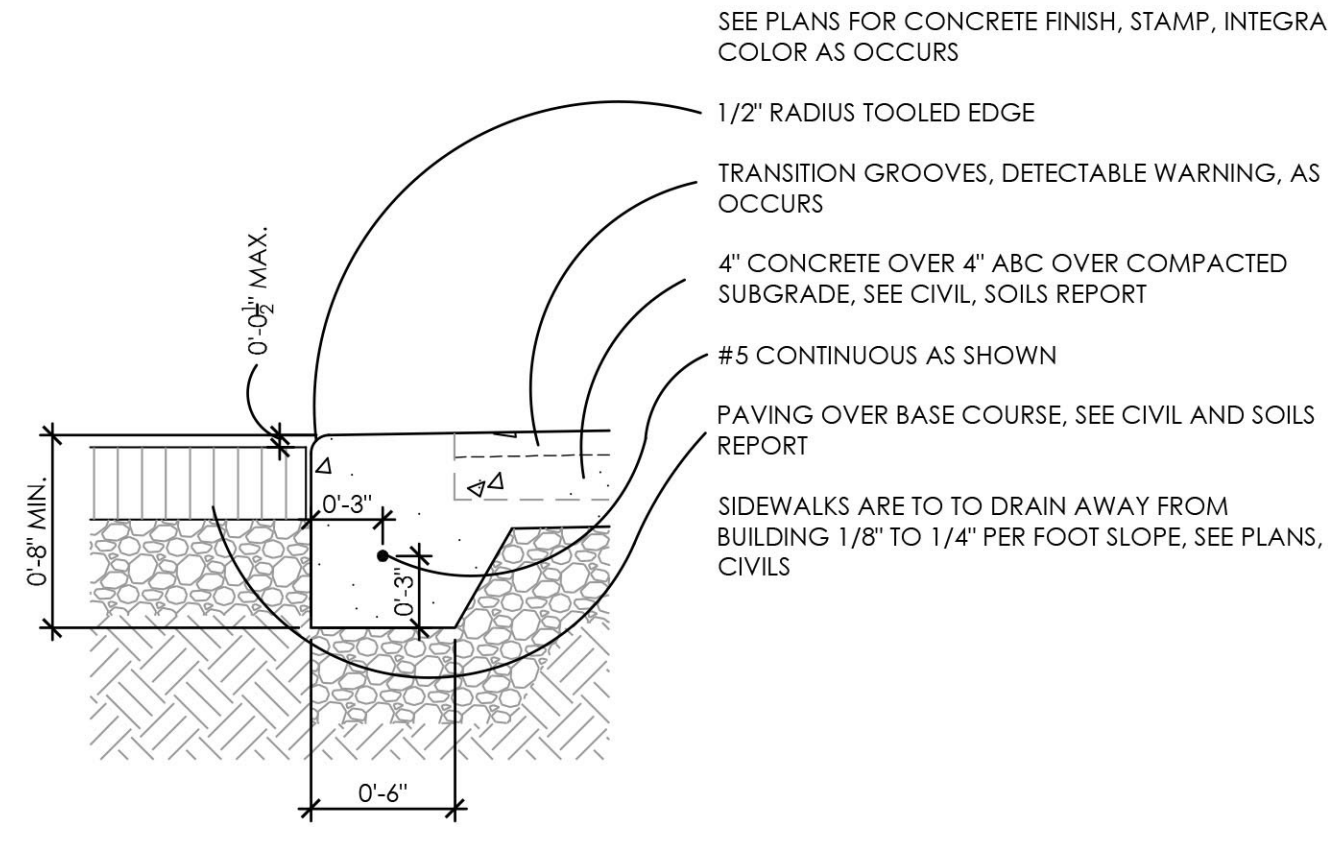
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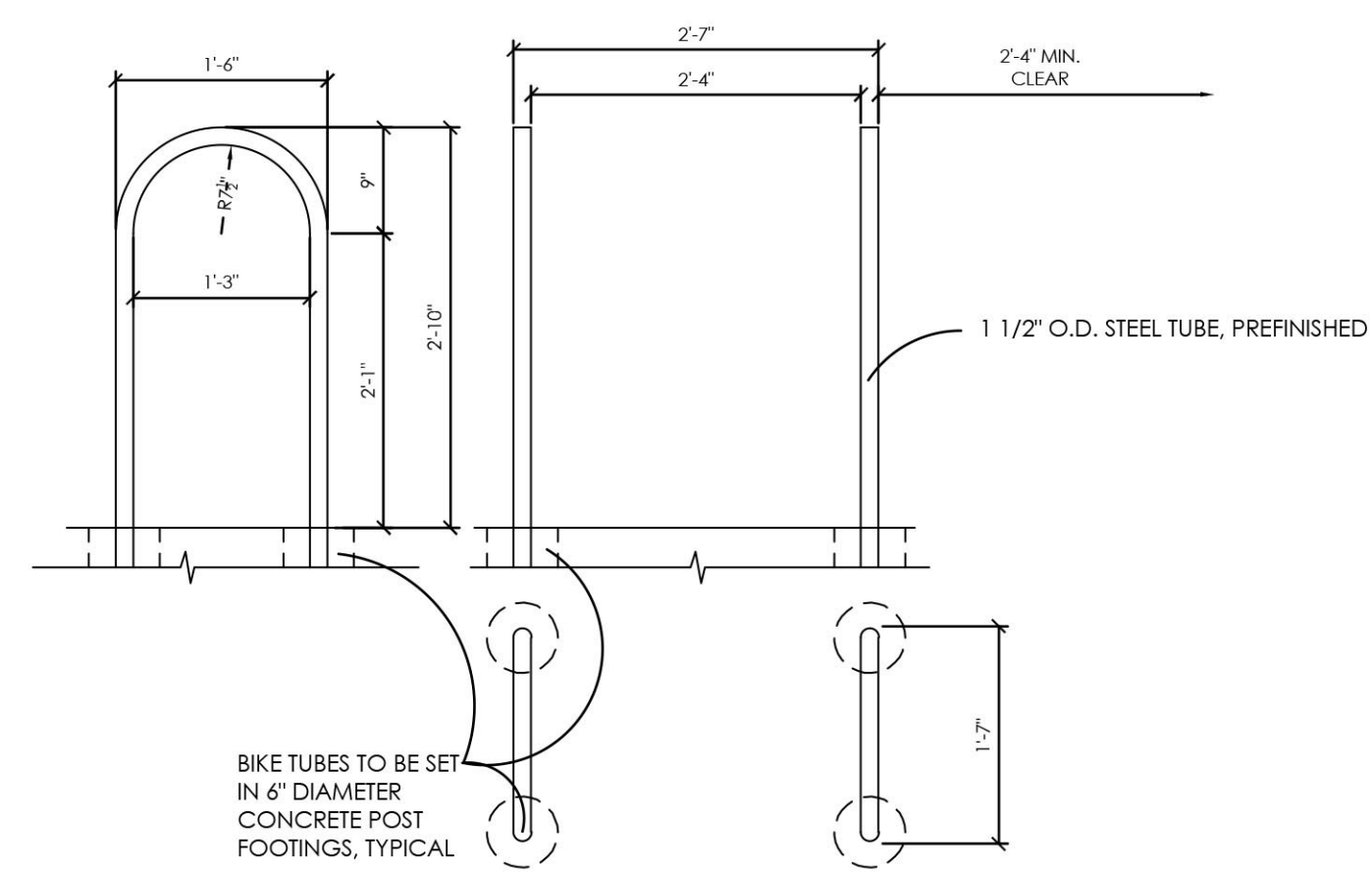
1 mag type 'a' - standard detail #222
scale: 1 1/2" = 1'-0"



2 sidewalk/curb at paving
scale: 1 1/2" = 1'-0"



3 sidewalk/crosswalk transition at paving
scale: 1 1/2" = 1'-0"

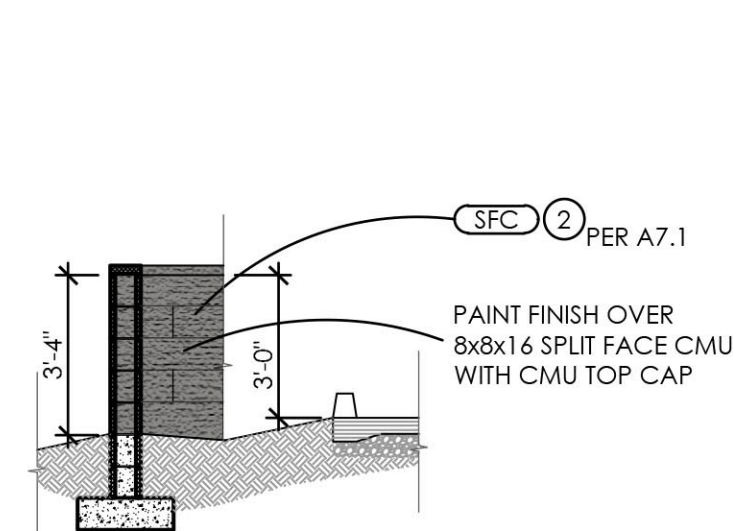


4 standard bike rack
scale: 3/4" = 1'-0"

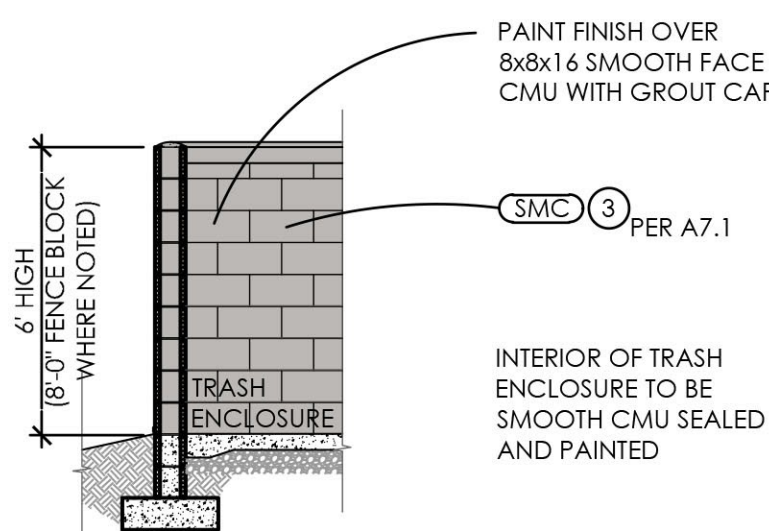
SITE SCREEN WALL | WALL SCHEDULE

1/4" = 1'-0"

WALL TYPE **A** SITE SCREEN WALL



WALL TYPE **B** TRASH ENCLOSURE/YARD SCREEN WALL



SITE SCREEN WALL NOTES

PARKING SCREEN WALLS ARE TO BE 30" ABOVE PAVED/PARKING AREA OR HIGHEST FINISHED GRADE OF PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER

CONTRACTOR TO COORDINATE STEPPED FOOTINGS WITH CIVIL AND STRUCTURAL DRAWINGS

PROVIDE WEEPS, OPENINGS IN WALLS AS REQUIRED, SEE CIVIL DRAWINGS

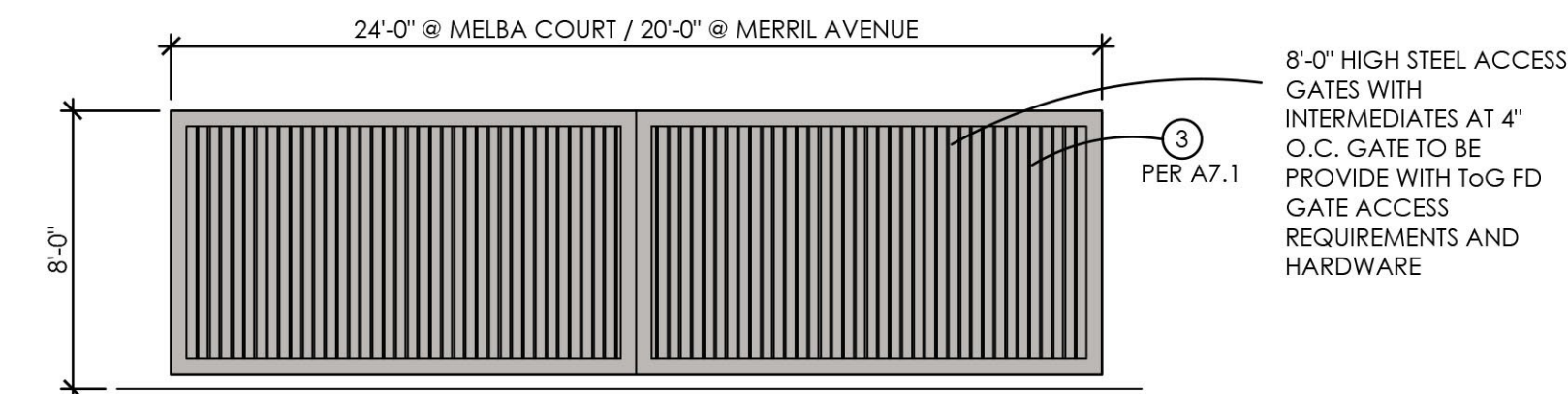
ALL CELLS BELOW GRADE TO BE GROUTED SOLID

SEE PLANS, CIVIL AND STRUCTURAL FOR STEPS, FOOTINGS, ETC.

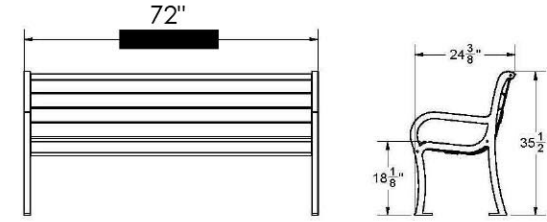
SITE ACCESS GATES

1/4" = 1'-0"

TYPE **C** SITE SCREEN WALL - BI-PARTING ROLLING



BY PATTERSON-WILLIAMS - www.patterson-williams.com OR APPROVED EQUAL



Models:
Seat & Back: 1400-06, 1400-08
2" x 4" Recycled Composite Planks (RCP)
Tops: 1-3/8" Heavy Duty Steel
Understructure: 1-3/8" Heavy Duty Steel
End Frames: 1-1/2" Cast Aluminum
Hardware: Stainless Steel
Finish: Super Durable Powder Coat
Colors (page 2):
Mounting: Surface

245 cast bronze frame and 'weathered wood' slats provide samples for owner approval

5 72" site bench
scale: n.t.s.

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schematic design
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pre-application
june 06 18 24, 2019
schematic design
july 30, 2109
drb submittal
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perfection granite
1333 w. melba court,
gilbert, arizona

• PDR-2019-00115





LEGEND

	CENTERLINE		BIKE RACK
	PROPERTY LINE		FIRE HYDRANT
	SETBACK LINE		EXISTING FIRE HYDRANT
	EASEMENT LINE		FDC
	CURB		FIRE RISER
	PAINT STRIPING		LIGHT POLE
	CONCRETE SIDEWALK		EXISTING LIGHT POLE
	ACCESSIBLE ROUTE		RIP RAP, VARIES SEE PLANS
	RAMP, VARIES SEE PLAN		10x20' VISIBILITY TRIANGLE
	SITE WALL		UTILITY TRANSFORMER
	EXISTING SITE WALL		
	SITE FENCING		
	EXISTING SITE FENCING		

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PROJECT DATA

SCOPE:	NEW BUILDING AND SITE FOR PERFECTION GRANITE
ADDRESS:	1333 N. MELBA CT, GILBERT, AZ
APN:	302-12-599
SITE AREA:	+/- 27,935 S.F. (+/- 0.6413 AC.)
ZONING:	L1
LOT COVERAGE:	31%
BUILDING AREA:	+/- 8,660 S.F.
STORIES:	(1) STORY
CONSTRUCTION TYPE:	V-B w/ AFES
OCCUPANCY:	B/F/S (EMPLOYMENT)
ALLOWABLE AREA:	UNLIMITED, 60' YARDS
CLEAR HEIGHT:	TBD
BUILDING HEIGHT:	TBD
PARAPET SCREENING:	50' PARAPET SCREENING

BUILDING AREA

AREA	GROUND FLOOR	2nd FLOOR
BLDG	8,660 S.F.	N/A
TOTAL:	8,660 S.F.	

PARKING DATA

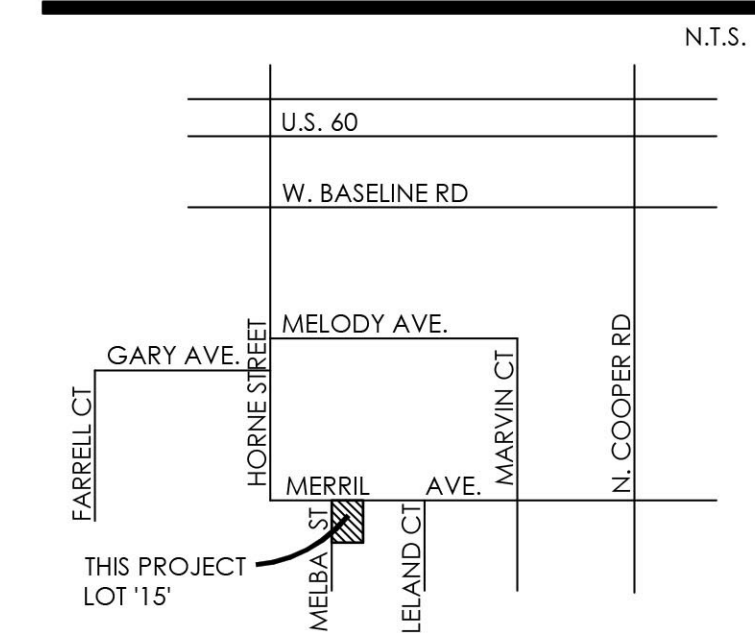
USE	S.F.	RATIO	REQUIRED
BLDG MATERIAL - WHOLESALE	8,660 S.F.	1/500	18
TOTAL REQUIRED:	18		
TOTAL PROVIDED:	19	(1 ACCESSIBLE/18 STANDARD)	

AERIAL KEY PLAN



THIS PROJECT LOT '15'

VICINITY MAP



N.T.S.

N.T.S.

TOWN OF GILBERT

STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES

- ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
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 - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
 - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS; OR
 - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
 - ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR
 - ROUTED UNDERGROUND.
- ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
 - HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
- LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED, NO MORE THAN 50% OF THE REQUIRED RIGHT-OF-WAY AND LANDSCAPING (TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION, RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTIE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

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perfection granite
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TOWN OF GILBERT
LANDSCAPE NOTES:

A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD IN PDF FORMAT AS-BUILTS ARE ALSO REQUIRED.

BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED. THE DEVICE MUST BE TESTED BY A STATE CERTIFIED TESTER, AND THE RESULTS FORWARDED TO THE TOWN OF GILBERT'S BACKFLOW SPECIALIST. THE TOWN OF GILBERT WILL PROVIDE AN UP-TO-DATE LIST OF STATE CERTIFIED TESTERS. ALL RELATED TESTING FEES SHALL BE AT THE EXPENSE OF THE INSTALLER.

DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND REMADAS.

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.
INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS. CAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

ATTENTION:

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE TOWN OF GILBERT BACKFLOW PROTECTION ORDINANCE (#869) OTHERWISE KNOWN AS ARTICLE 7-14 OF THE TOWN OF GILBERT MUNICIPAL CODE: CROSS CONNECTION CONTROL (FOR ADDITIONAL BACKFLOW SPECS., SEE: GILBERT UNIFIED LAND DEVELOPMENT CODE APPENDIX.

ALL BACKFLOW DEVICE SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P: (602) 285-0320
EMAIL: timmcqueen@tjmla.net



La.01

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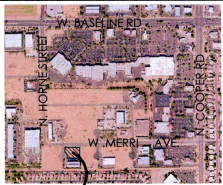
LANDSCAPE LEGEND

- ULMUS PARVIFOLIA
CHINESE ELM
24" BOX (MATCHING) (14)
- QUERCUS VIRGINIANA
LIVE OAK
24" BOX (8)
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX (2)
- EREMOPHILA MACULATA
VALENTINE BUSH
5 GALLON (81)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (32)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (55)
- AGAVE WEBERII
WEBBER'S AGAVE
5 GALLON (20)
- LANTANA MONTEVIDENSIS
'NEW GOLD'
1 GALLON (73)
- EUPHORBIA RIGIDA
GOPHER PLANT
1 GALLON (55)
- 1/2" SCREENED MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
(APPROX: 11,824 SQ.FT. VERIFY)
- BOUGAINVILLEA 'TORCH GLOW'
BUSH BOUGAINVILLEA
5 GALLON (4)

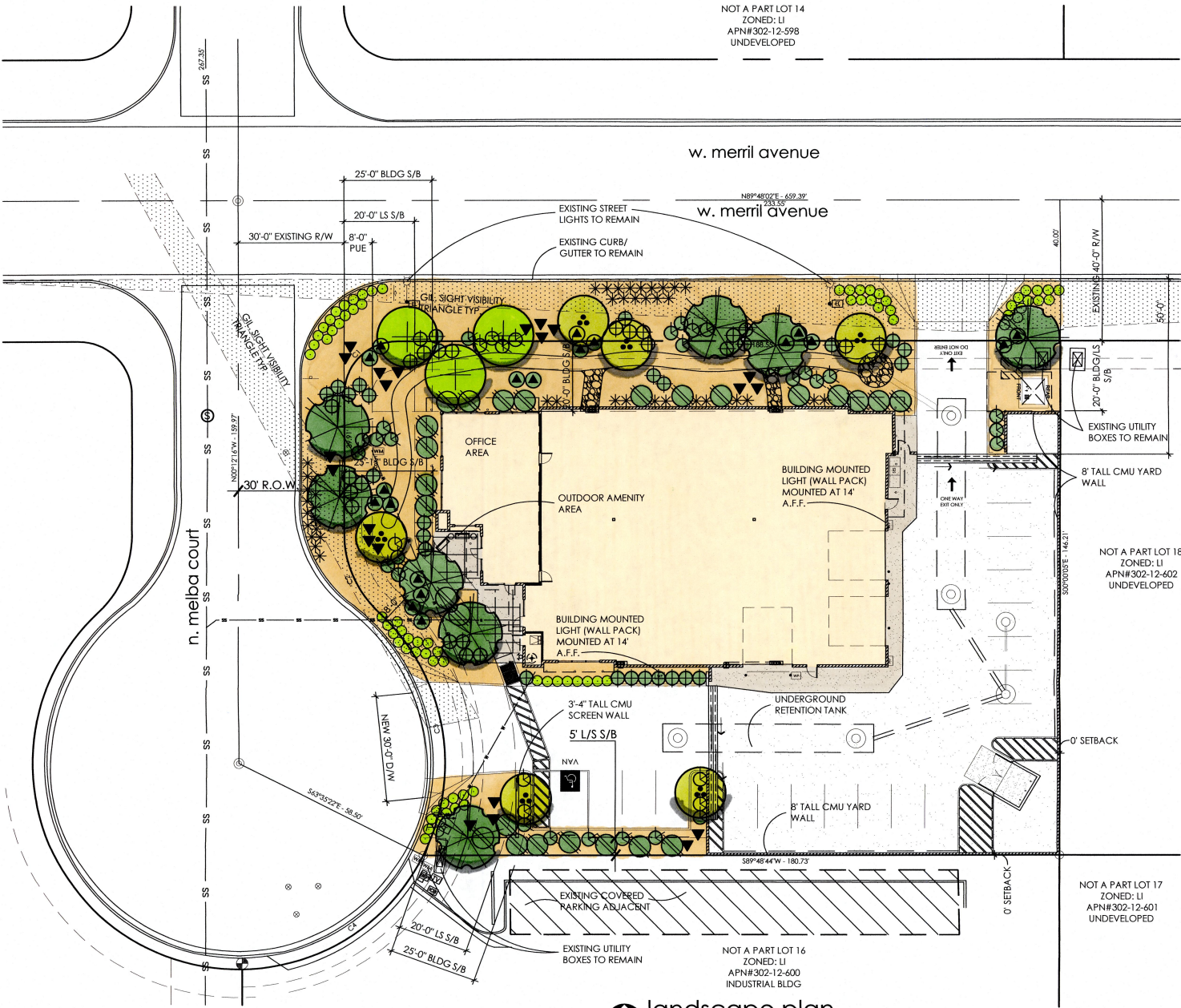
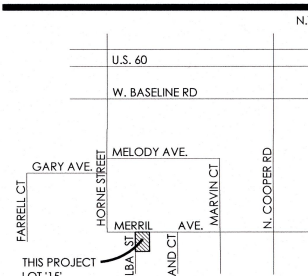
LANDSCAPE CALCULATIONS:

OFF-SITE LANDSCAPE: 3734 SQ.FT.
ON-SITE LANDSCAPE: 8090 SQ.FT.
TOTAL LANDSCAPE: 11824 SQ.FT.
TOTAL SITE AREA: 27935 SQ.FT.
PERCENT LANDSCAPE: 29%

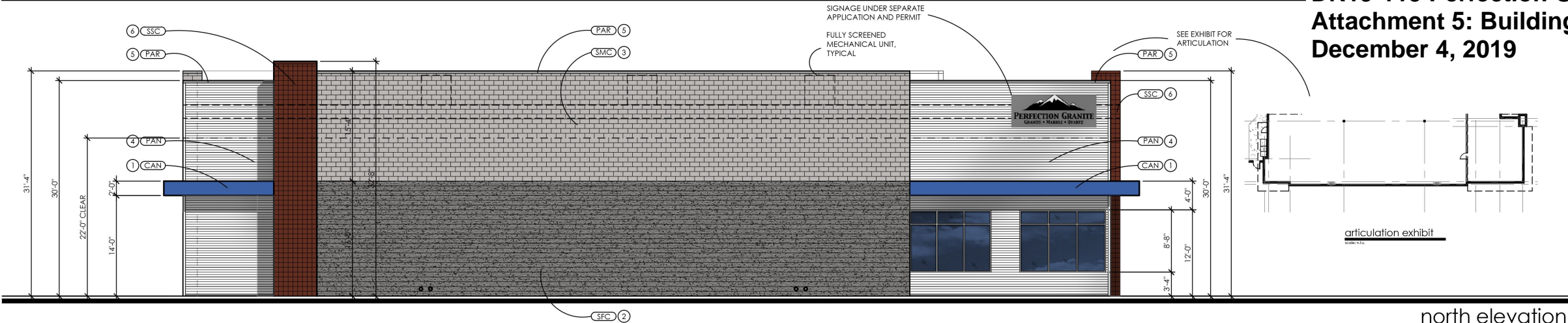
AERIAL KEY PLAN



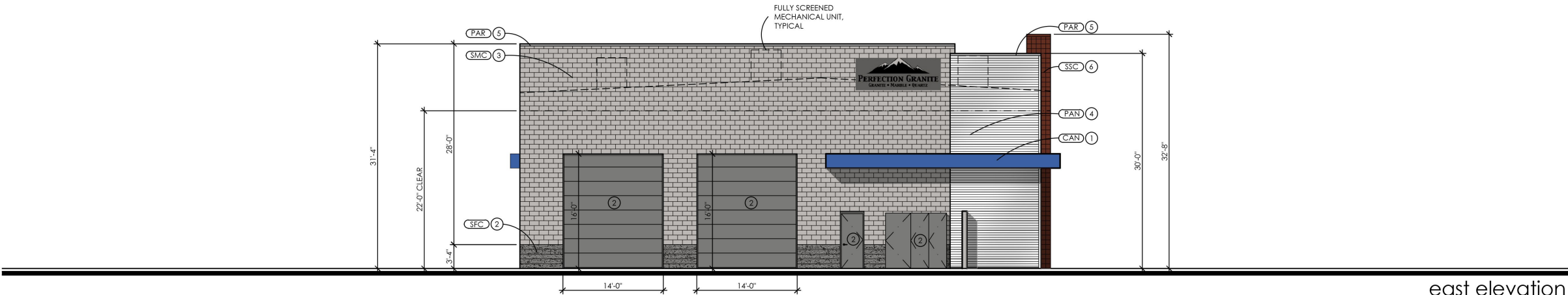
VICINITY MAP



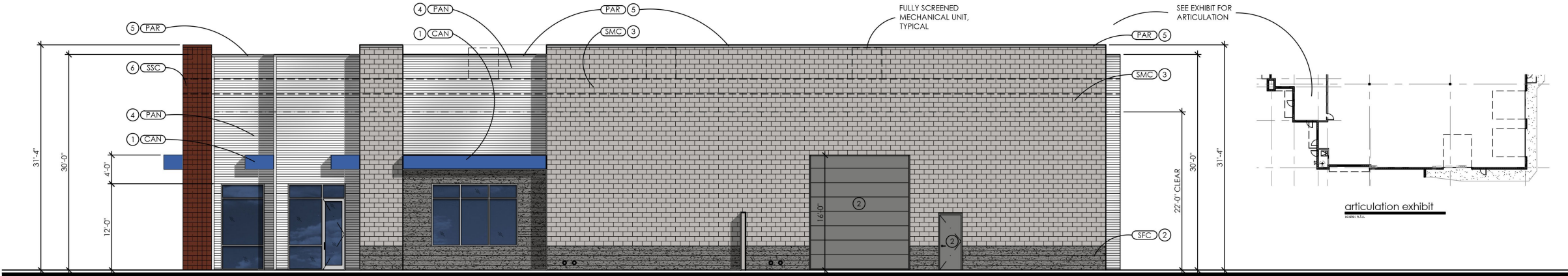
landscape plan
scale: 1"=20'-0"



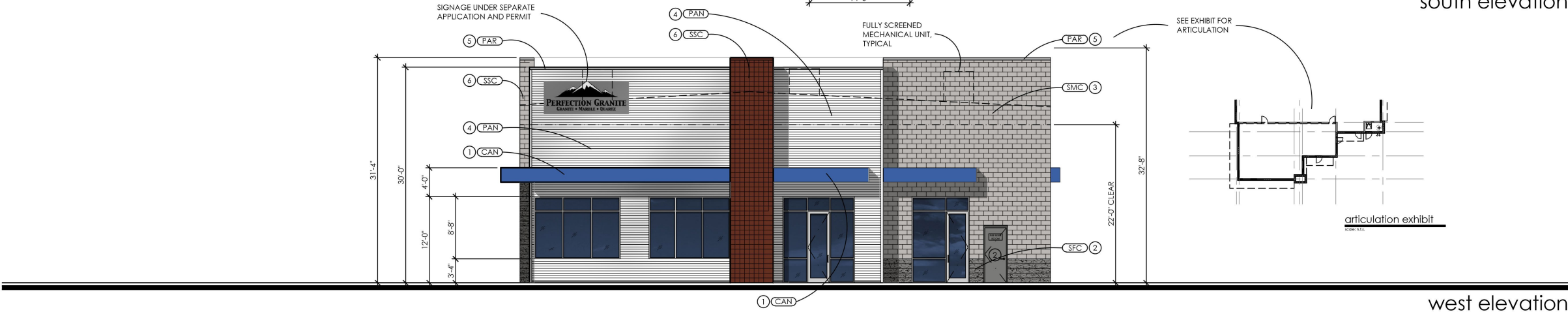
north elevation



east elevation



south elevation



west elevation

MATERIAL LEGEND

- (SFC) SPLIT FACE CMU - 8"x8"x16"
- (SSC) SINGLE SCORE CMU - 8"x8"x16"
- (SMC) SMOOTH FACE CMU - 8"x8"x16"
- (PAN) EM15-168 - METAL SALES - EMPIRE SERIES - CONCEALED FASTENED WALL PANELS, PRE FINISHED WITH ALL TRIM/COPING/FLASHING
- (CAN) HORIZONTAL METAL CANOPY - 24" STEEL CHANNEL FRAME WITH INTERMEDIATE FRAMING AND SLOPED ROOF DECKING/ROOFING
- (PAR) PREFINISHED METAL PARAPET CAP
- (SGN) SIGNAGE, NOT A PART, UNDER SEPARATE SUBMITTAL AND APPROVALS, CONCEPTUAL ONLY

COLOR LEGEND

- (1) DUNN EDWARDS - 'BEAUTIFUL BLUE' DEA136 LRV14
- (2) DUNN EDWARDS - 'STORM CLOUD' DE6362 LRV21
- (3) DUNN EDWARDS - 'COVERED IN PLATINUM' DE6367 LRV46
- (4) METAL SALES - KYNAR - PREFINISHED - 'SNOWDRIFT WHITE' - (WB1)
- (5) KYNAR - PREFINISHED - 'METALLIC SILVER' - (K7)
- (6) DUNN EDWARDS - 'RED CLAY' DET447 LRV 11

SEALANTS TO MATCH ADJACENT MATERIAL COLORS, WHITE OR OFF WHITE SEALANTS ARE NOT ALLOWED

PAINTER SHALL PROVIDE (2) COATS OF SEALER TO ALL NATURAL BLOCK, CONCRETE MASONRY UNITS(PRIOR TO PAINTING BLOCK), PRECAST CONCRETE ITEMS, CONCRETE AND NON-PAINTED SURFACES AND MATERIALS FOR A WEATHER SEALED PROJECT

PAINTER SHALL PROVIDE CMU, BLOCK, CONCRETE AND OTHER MATERIALS WITH FINISH, PAINT COLOR FOR REVIEW AND APPROVAL PRIOR TO APPLICATION - ANY PAINT FINISHES TO BE APPLIED TO THE ACTUAL BUILDING SHALL BE APPROVED PRIOR BY CONTRACTOR/ARCHITECT FOR LOCATION AND SIZE PRIOR TO APPLICATION

STOREFRONT | GLAZING SPECIFICATION

- ALUMINUM STOREFRONT SYSTEM:
- ARCADIA AFG451 2" X 4 1/2", CENTER GLAZED NON-THERMAL STOREFRONT
- CLEAR ANODIZED FINISH
 - BLUE 1" OVERALL GLAZING, SEE GLAZING BELOW
- 1" INSULATED GLAZING
- OUTBOARD: 1/4" PPG SOLARBAN R100 ON CLEAR #2
 - AIR SPACE: 1/2" SPACER, AIR FILLED
 - INBOARD: 1/4" CLEAR
 - U-FACTOR - 0.029, SHGC = 0.23

PLAN NOTES

- SEE STRUCTURAL PLANS FOR LINTELS/INFORMATION
- SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS - WHERE CONTROL JOINTS OCCUR BENEATH WALL FINISH SYSTEMS, THE CONTROL JOINT AND WALL FINISH SHALL BE CARRIED THRU - PROVIDE MANUFACTURE APPROVED CONTROL JOINT TRIM, JOINTS AS APPLICABLE PER WALL FINISH
- SEE FLOOR PLAN AND SCHEDULES FOR DOOR HEIGHTS, IN CMU WALLS CONFIRM FRAMES' COURSE WITH MODULAR CMU HEIGHTS
- ALL CMU LINTELS ARE TO BE LINTEL BLOCKS, NO 2 CORE OR HOLLOW CMU ALLOWED
- ALL ROOF DRAIN LEADERS ARE TO BE BRASS 'LAMBS' TONGUE, COMPLETE WITH TRIM RING - NO PVC ALLOWED
- PRIOR TO PROCURING MATERIALS, CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS, COLORS FOR REVIEW AND APPROVAL BY ARCHITECT AND OWNER
- ALL SAMPLES SHALL BE SUBMITTED FOR REVIEW AS A COMPLETE SUBMITTAL, AT ONE TIME, MATERIAL SAMPLES SHALL BE LARGE ENOUGH TO DEPICT THE FINISH, TEXTURE OF 12" SQUARE OR AS APPROPRIATE

exterior elevations
scale: 1/8"=1'-0"



Artistic depiction only. Colors and materials represented may vary from actual samples. Not to be referred to as a construction document.

rendering view A

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june 06 18 24, 2019
schematic design
july 30, 2109
drb submittal
october 21, 2019
drb resubmittal

10-21-19



perfection granite
1333 w. melba court,
gilbert, arizona
• PDR-2019-00115





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rendering view B

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rendering view C

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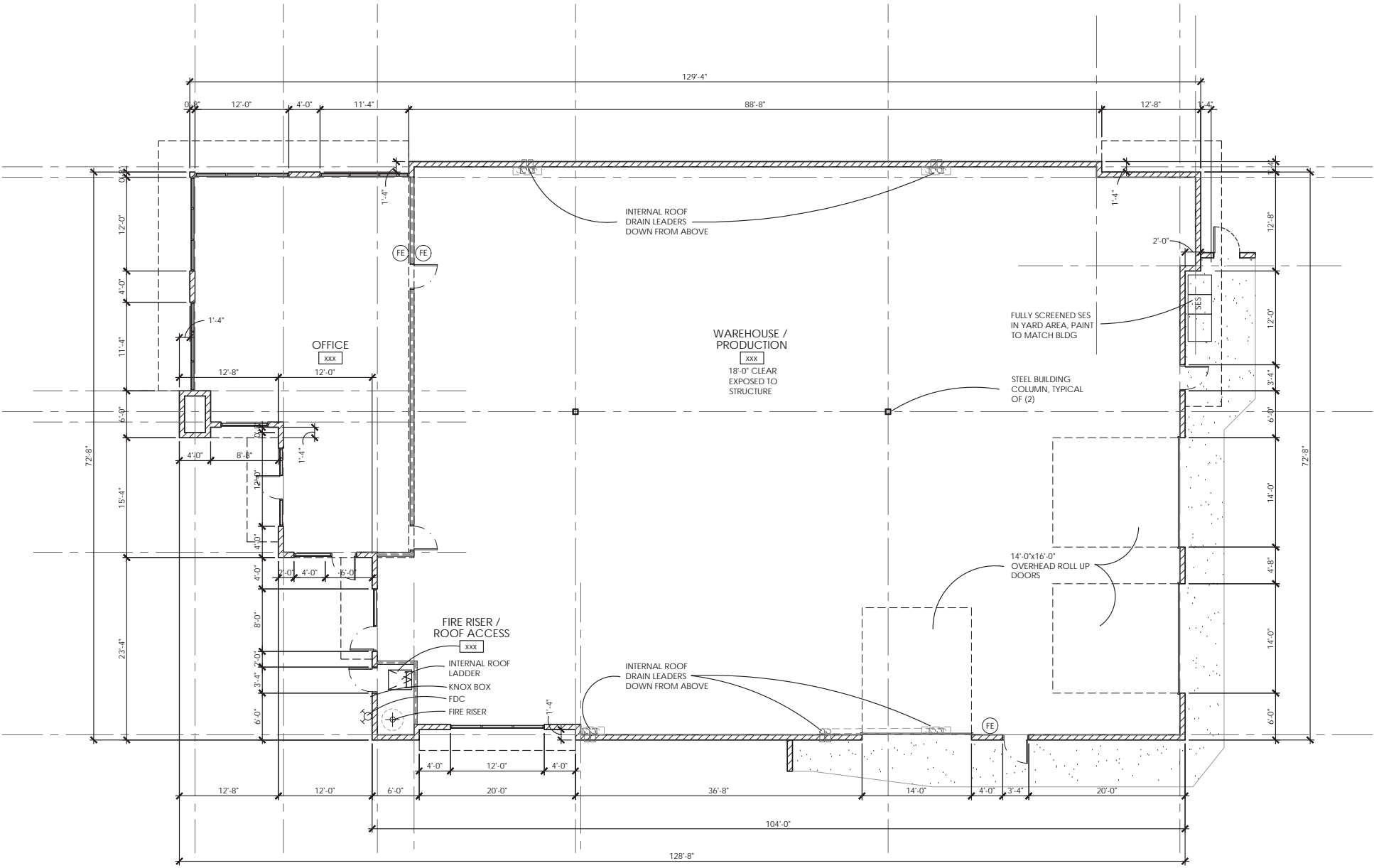
10-21-19



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LEGEND

- CMU WALL
- DEMISING WALL
- INTERIOR PARTITION
- DOOR NUMBER, SEE DOOR SCHEDULE
- GLAZING, AS OCCURS
- 2A10BC FIRE EXTINGUISHER MOUNTED ON WALL BRACKET AT 48" A.F.F.
- BUILDING SECTION TAG, SEE PLAN SET
- WALL SECTION TAG, SEE PLAN SET
- DETAIL TAG / SECTION KEY, SEE PLAN SET
- PARTITION TAG, SEE A8.1/A8.2 FOR TYPE/STYLE/DETAIL
- WINDOW ELEVATION TAG, SEE A4.1
- VERIFY CASEWORK, EQUIPMENT WITH OWNER FOR REQUIREMENTS
- ITEMS DEPICTED WITH DASHED LINES ARE FURNITURE AND/OR EQUIPMENT PROVIDED BY THE TENANT AND NOT IN THIS SCOPE, U.N.O.

PLAN NOTES

DIMENSIONS AS SHOWN IN THE DRAWINGS ARE TO THE CENTERLINE OF NEW INTERIOR PARTITION WALLS AND THE TO INSIDE FACE OF EXISTING PARTITIONS OR EXTERIOR WALLS/SYSTEMS, U.N.O.

COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL FOR ALL STRUCTURAL EQUIPMENT AND/OR ITEMS FOR DIMENSIONS AND ADDITIONAL REQUIREMENTS

AT FLOORING MATERIALS CHANGE, LOCATE TRANSITION AT THE CENTERLINE OF THE DOOR. VERIFY WITH ARCHITECT FOR SPECIAL CASES PRIOR TO PLACEMENT. FLOAT FLOOR AS REQUIRED TO MANUFACTURER/INDUSTRY STANDARDS PRIOR TO INSTALLATION OF FLOOR MATERIALS

MAINTAIN A MINIMUM CLEAR, UNOBSTRUCTED EXIT WIDTH OF 48" TO ALL REQUIRED EXITS

ALL PARTITIONS/FURRING AT CONFERENCE AND TOILET ROOMS TO HAVE SOUND BATS, R-11 IN 3 5/8" STUDS AND R-19 IN 6" STUDS, U.N.O.

BLOCKING IS REQUIRED IN/BEHIND ALL WALL MOUNTED MILLWORK, DOOR STOPS, OTHER FURNITURE AND EQUIPMENT. ALL 2x WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED OR USE 6"x16" GA METAL STRAPPING.

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floor plan
scale: 1/8"=1'-0"

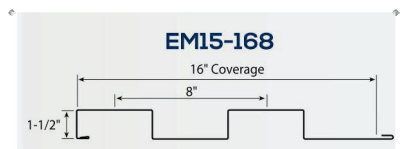




Arcadia #11 Clear AC-2



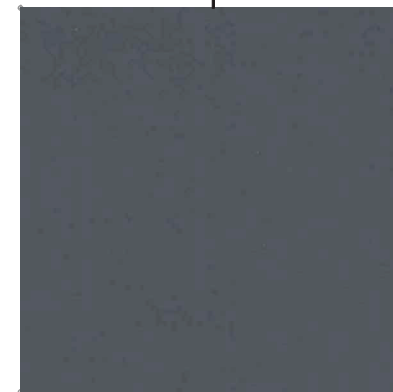
ALUMINUM STOREFRONT - CLEAR
ANODIZED GLAZING - 1" BLUE
INSULATED IECC COMPLIANT
GLAZING



WALL PANEL - EMPIRE SERIES -
EM15-168 METAL SALES -
CONCEALED, PRE FINISHED ④



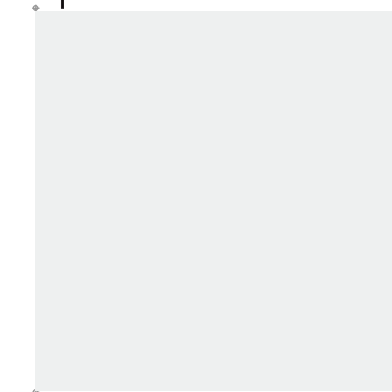
COLOR ① 'BEAUTIFUL BLUE'
DEA136 LRV14 - DUNN EDWARDS



COLOR ② 'STORM CLOUD'
DE6362 LRV21 - DUNN EDWARDS



COLOR ③ 'COVERED IN PLATINUM'
DE6367 LRV46 DUNN EDWARDS



COLOR ④ 'SNOWDRIFT WHITE'
(W81)KYNAR - PREFINISHED



COLOR ⑥ 'RED CLAY'
DET447 LRV 11 DUNN EDWARDS

perfection granite

1333 w. melba court,
gilbert, arizona

FINN architects, llc

1810 west loemann drive, queen creek, arizona 85142

(480-206-8229)

CB-1.1

july 29, 2019
colorboard
finnarchitects.com



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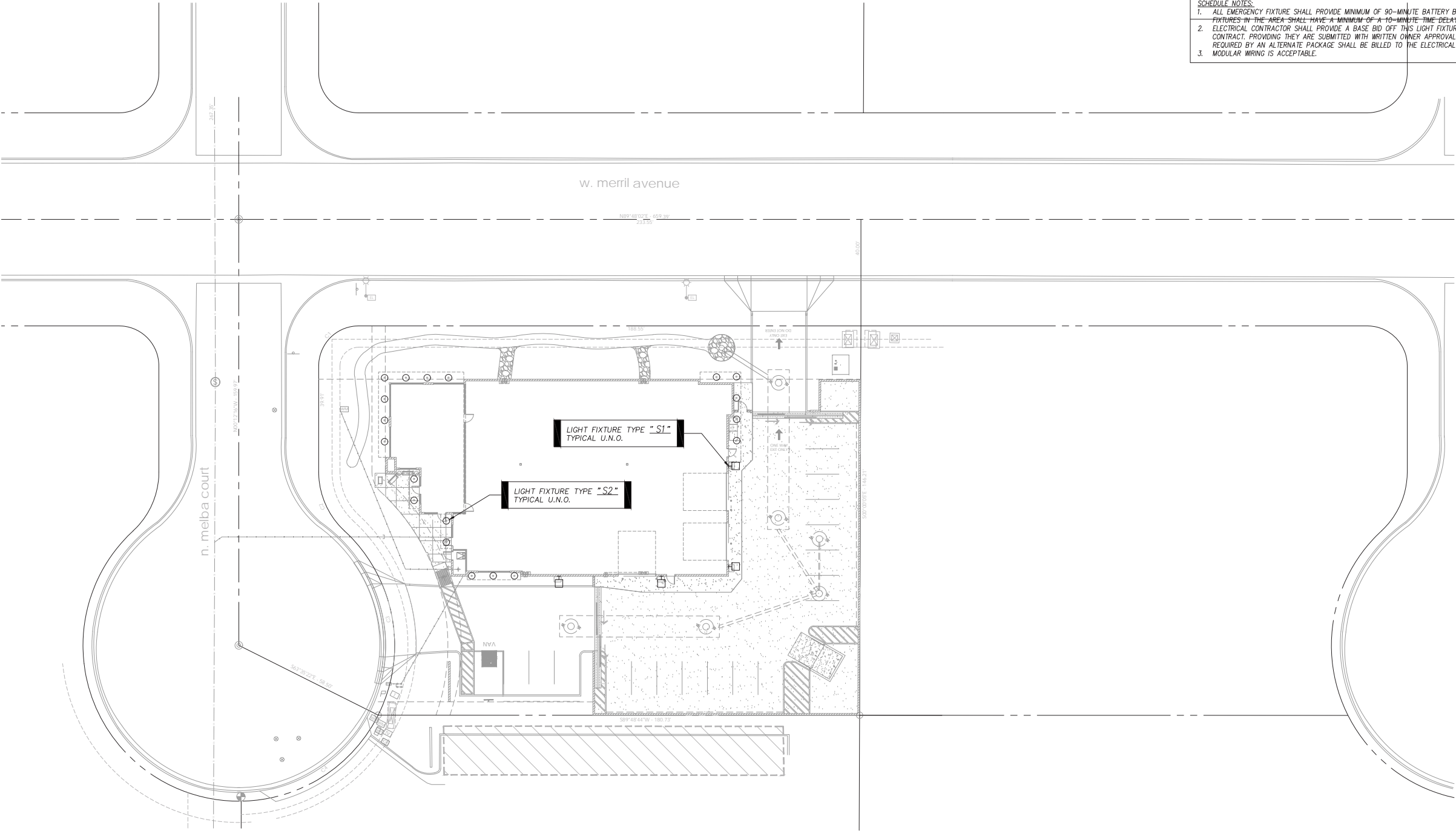


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LIGHT FIXTURE SCHEDULE					
TAG	VOLTS	MANUFACTURER	PART #	LAMPING CCT/WATTS	DESCRIPTION/NOTES
S1	MVOLT	MCGRAW EDISON	GMF-AF-01-LED-E1-T4FT-600-B2	127W LED 4000K/127W (4311 LUM)	WALL MOUNTED LED FIXTURE WITH 0-10V 10% DIMMING DRIVER. VERIFY COLOR AND AND ALL OPTIONS.
S2	MVOLT	HALO	HC6-10-D010-HM612840-61MDH	10W LED 4000K/10W (1000 LUM)	6" RECESSED LED WITH 0-10V 1% DIMMING DRIVER. VERIFY ALL OPTIONS.
SCHEDULE NOTES: 1. ALL EMERGENCY FIXTURE SHALL PROVIDE MINIMUM OF 90-MINUTE BATTERY BACK-UP. IF THE GENERAL LIGHTING IN THE AREA IS HID, ALL FIXTURES IN THE AREA SHALL HAVE A MINIMUM OF A 10-MINUTE TIME DELAY. 2. ELECTRICAL CONTRACTOR SHALL PROVIDE A BASE BID OFF THIS LIGHT FIXTURE SCHEDULE. ALTERNATES MAY BE SUBMITTED AFTER AWARD OF CONTRACT. PROVIDING THEY ARE SUBMITTED WITH WRITTEN OWNER APPROVAL AND ITEMIZED DEDUCT FROM THE BASE BID. ANY RE-DESIGN REQUIRED BY AN ALTERNATE PACKAGE SHALL BE BILLED TO THE ELECTRICAL CONTRACTOR. 3. MODULAR WIRING IS ACCEPTABLE.					



electrical site lighting plan
scale: 1"=20'-0"

WELCH & SANDON DESIGN, LLC

ELECTRICAL CONSULTING ENGINEERS

PROJECT CONTACT: GABRIEL

WSD PROJECT# 19-0062

4864 E. BASELINE ROAD, SUITE #103

MESA, AZ 85206

PHONE 480.641.6383

www.welch-sandon.com

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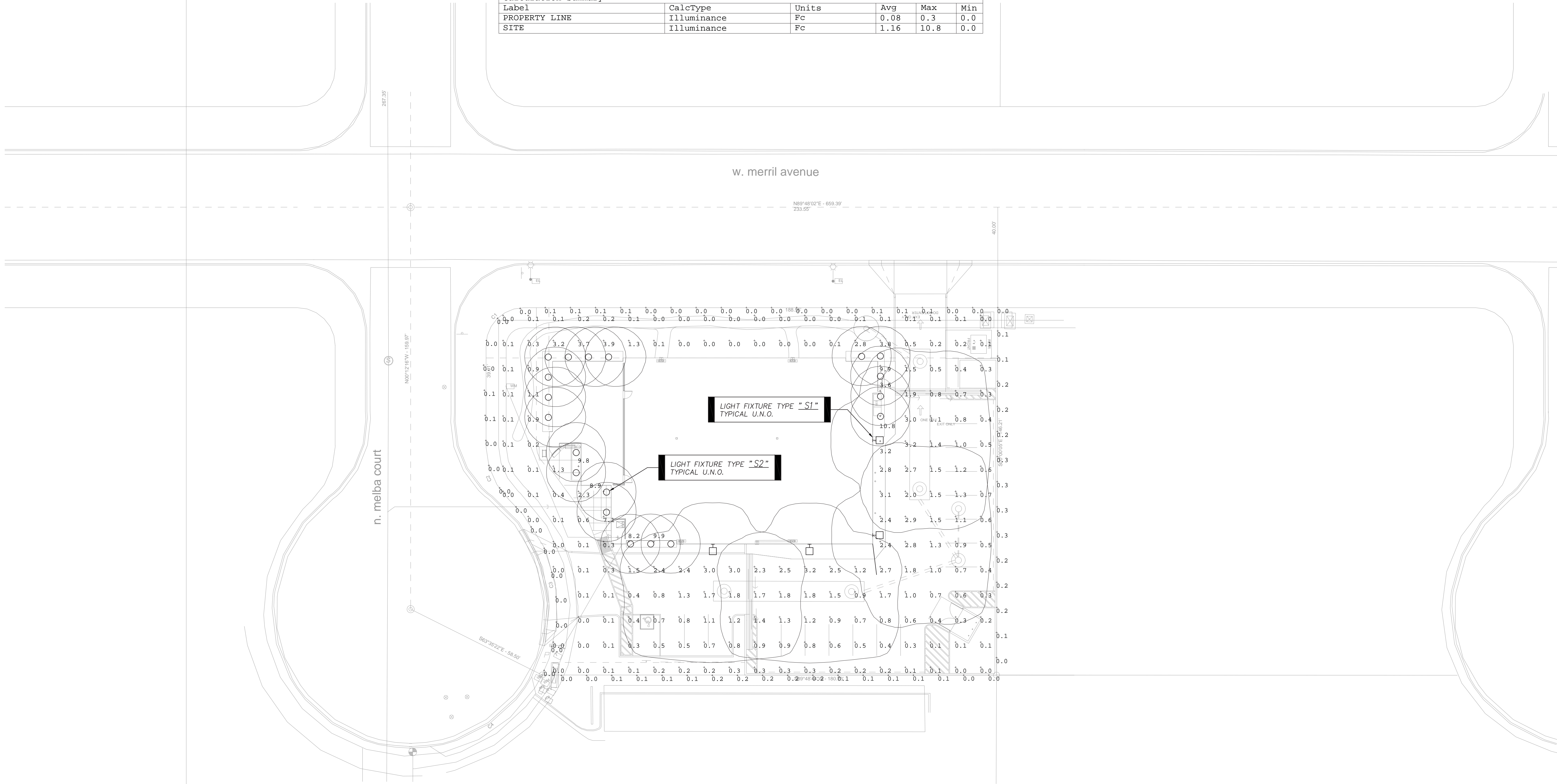
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Luminaire Schedule					
Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
S1	SINGLE	0.900	MCGRW EDISON GWC-AF-01-LED-E1-T4FT-600 BZ	34	4311
S2	SINGLE	0.900	HALO HC610D010-HM612840-61WDH	10	1017

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
PROPERTY LINE	Illuminance	Fc	0.08	0.3	0.0
SITE	Illuminance	Fc	1.16	10.8	0.0



electrical site photometric plan
scale: 1"=20'-0"

WELCH & SANDON DESIGN, LLC

ELECTRICAL CONSULTING ENGINEERS

PROJECT CONTACT: GABRIEL

WSD PROJECT# 19-0062

4864 E. BASELINE ROAD, SUITE #103

MESA, AZ 85206

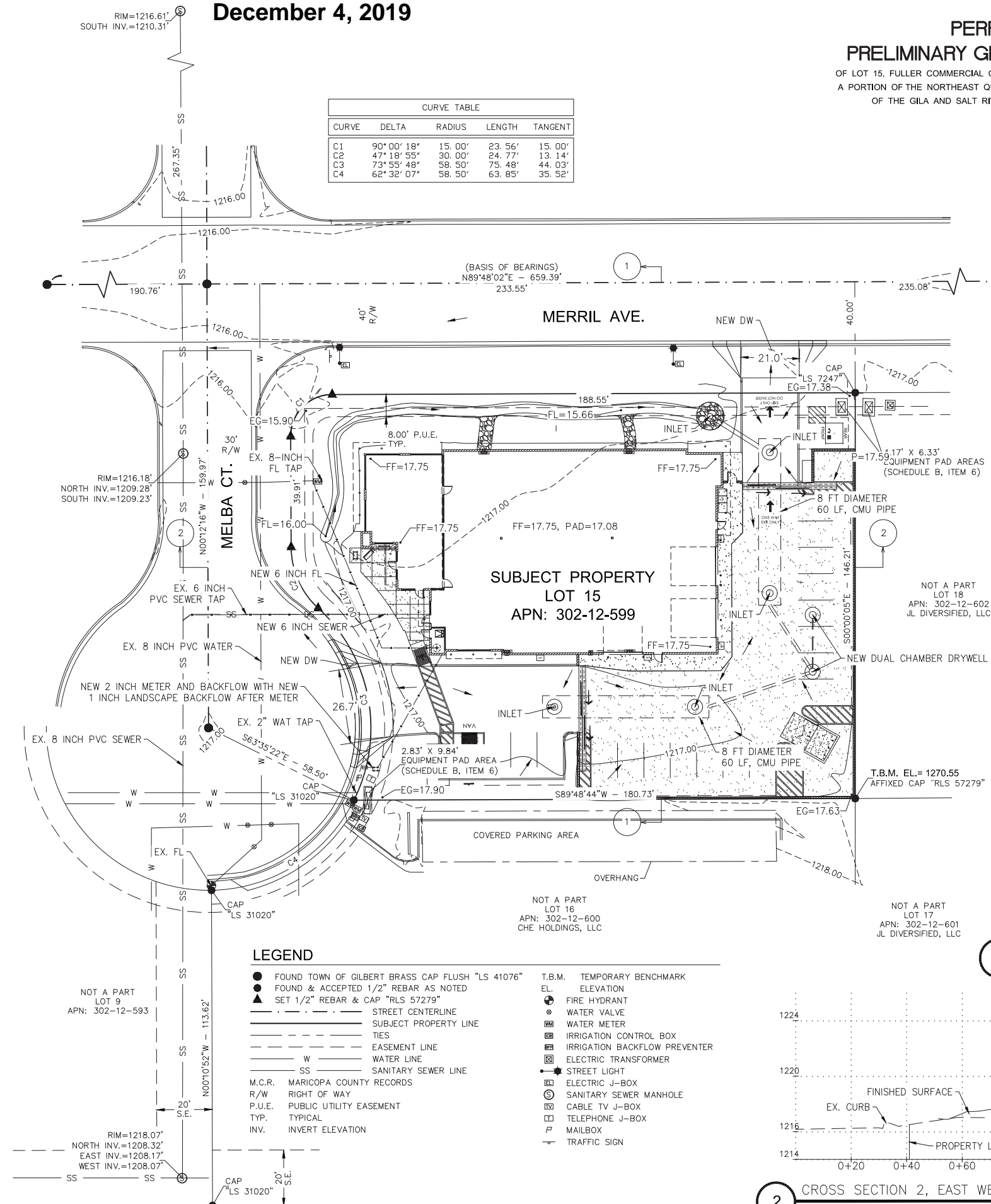
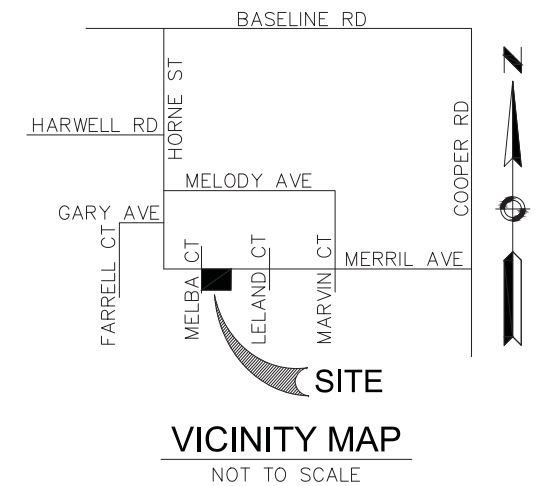
PHONE 480.641.6383

www.welch-sandon.com

**DR19-115 Perfection Granite
Attachment 10: Grading and Drainage and Utility Plan
December 4, 2019**

PERFECTION GRANITE
PRELIMINARY GRADING AND DRAINAGE PLAN

OF LOT 15, FULLER COMMERCIAL CENTER, ACCORDING TO BOOK 783 OF MAPS, PAGE 40, M.C.R.
A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



OWNER INFORMATION

PERFECTION GRANITE CO., LLC

2913 E. PORTOLA VALLEY DR.
GILBERT, AZ 85297

PARCEL INFORMATION

APN: 302-12-599

ADDRESS: 1333 N. MELBA CT. GILBERT, AZ 85233

AREA: GROSS AND NET 27,940 SQ. FT. / 0.6414 ACRES

ZONING: LI

PROJECT BENCHMARK

TOWN OF GILBERT BRASS CAP IN HAND HOLE (DOWN 0.5) AT THE INTERSECTION OF HUSTON AVE. & COOPER RD.
GDACS PUBLISHED ELEVATION = 1220.991 (NAVD 1988 DATUM).

RETENTION CALCULATIONS

Weighted Runoff Coefficient Calculations

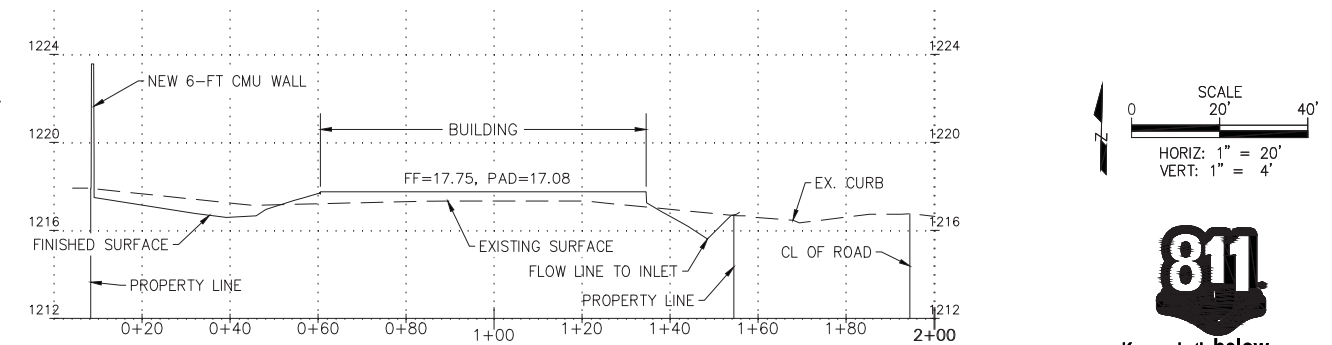
Weighted-C			
	Area (SF)	C	CA
Bldg.	8,660	0.95	8,227
Landscape	7,380	0.70	5,166
Pavement	11,900	0.90	10,710
	27,940	0.86	24,103 Total

PROPOSED RETENTION (50-year, 24-hour), $V=C \cdot D \cdot A$

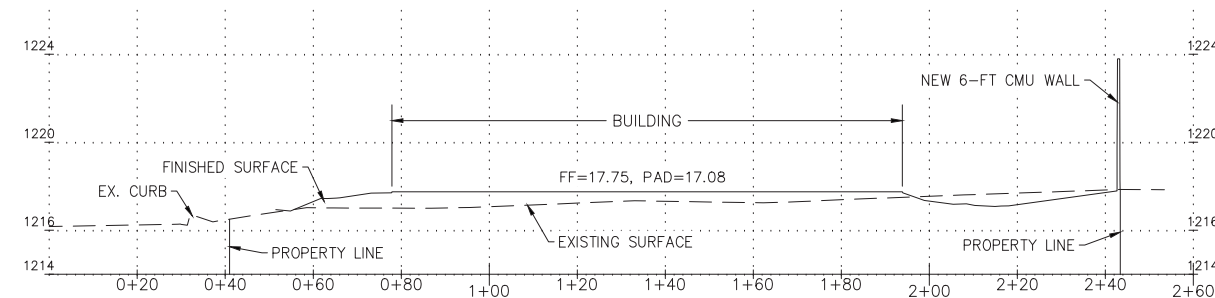
Basin UG1, V=L*P*(D/2)*2			Retention Required					Retention Provided		Excess/(Deficiency)	
D (ft)	L (ft)	VOL (CF)	C	D (ft)	A (SF)	V (ft³)	V (acre-ft.)	V (ft³)	V (acre-ft.)	V (ft³)	V (acre-ft.)
8	120	6032	0.86	0.25	27.940	6,026	0.14	6,032	0.14	6.11	0.000

Drywell Summary

Retention Basin	Volume (ft ³)	Allowable per TOG	Drywells Required	Drywells Provided	Drain Time (hrs)
UG1	6,283	43,560	0.14	1	6



CROSS SECTION 1, NORTH SOUTH



CROSS SECTION 2, EAST WEST



Know what's below.
Call before you dig.

1	DRB COMMENTS	10-21-19
REV. NO.	COMMENT	DATE
PO BOX 31964 MESA, ARIZONA 85275-1964 TEL: 480-489-4450 EMAIL: Spencer@theSiteEngineers.com		
FINN ARCHITECTS LLC		
PERFORMANCE GRANITE		
1333 N MELBA COURT GILBERT, AZ 85233		
PRELIMINARY GRADING AND DRAINAGE PLAN		
SE. NO. S190314	DESIGNED SJE	DRAWN SJE
CHECKED KLE	SHEET NO. 01 OF 01	C-1